

15 Western Courtyard  
Talgarn  
Pontyclun  
Rhondda  
Cynon  
Taff  
CF72 9WR

£249,950



- GROUND FLOOR APARTMENT
- ENCLOSED GARDEN WITH SUPERB OUTLOOK
- EN-SUITE
- ALLOCATED PARKING
- SET IN FANTASTIC GROUNDS
- TWO DOUBLE BEDROOMS
- JUST MOVE INTO CONDITION
- IMMACULATE THROUGHOUT
- CLOSE PROXIMITY TO ROAD AND RAIL LINKS
- FULL ACCESS TO THE MANORS SNOOKER TABLE AND LIBRARY.

**Ref: PRA10715**

Viewing Instructions: Strictly By Appointment Only

# General Description

**\*\*SOUTHERLY FACING GARDEN\*\* EN-SUITE TO MASTER BEDROOM\*\* FAMILY BATHROOM\*\* GENEROUS LOUNGE/DINER\*\***

Hywel Anthony Estate Agents. Talbot Green are delighted to offer to market this superb Ground floor apartment in the splendid Talygarn Manor Estate. Uniquely offering its own southerly facing private garden with far reaching views of the Manors immaculately kept gardens and beyond.

The property briefly comprises of 2 generous bedrooms, en-suite to master, own parking space, family bathroom, living room and kitchen all presented immaculately. A must see property.

## Accommodation



### Entrance

Private entrance leading to into hallway. Two Storage cupboards, one houses boiler another providing storage . Dedicated parking space.



### Lounge/diner (13' 8" Max x 18' 4" Max) or (4.17m Max x 5.59m Max)

Generous Lounge / Diner with fitted carpet, feature fireplace. French Doors to private garden and superb far reaching views of the Manors Grounds.



### Kitchen (7' 9" Max x 0' 0") or (2.36m Max x 0.00m)



### Master Bedroom (14' 6" Max x 10' 8" Max) or (4.42m Max x 3.25m Max)

Window to rear, access to en-suite and ..... flooring, built in sliding storage.

## En Suite 2

Tiled flooring, shower, WC and wah hand basin.



Bedroom 2 (13' 9" Max x 9' 10" Max) or (4.20m Max x 3.00m Max)

Window to front aspect, built in wardrobe and ..... flooring



## Bathroom

Three piece suite comprising of Bath, WC and Wash hand basin, tiled flooring.



## Garden

Uniquely offering its own southerly facing private garden with far reaching views of the Manors immaculately kept gardens and beyond. Patio area with an array of pots and shrubs. Ideal sanctuary for an early morning coffee in the sun.

## Tenure

We have been advised by the Vendor that the tenure is Leasehold. References to the Tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Please note: All room sizes are approximate. These sales particulars have been prepared by Hywel Anthony Estate Agents upon the instruction of the vendor(s). Services, fitting and equipment referred to with the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries regarding such matters.

Where building work or extensions have taken place, we can confirm that we have not had sight of any planning or building certificates/regulations and are advertising purely on the information provided to us by the vendor. We recommend that you refer any such matter back to your legal representative.

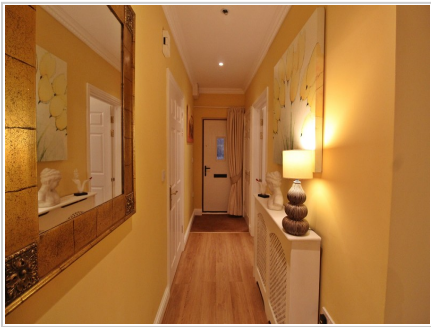
## Services

Mains drainage, mains gas, mains water, mains electricity

EPC Rating:81

Council Tax

Band Not Specified



Internal Property Photo



Internal Property Photo

Internal Property Photo

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, misstatements of floor, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>	81	85	(81-91) <b>B</b>		84
(69-80) <b>C</b>			(69-80) <b>C</b>	80	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. We do not take any responsibility for errors on this matter. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.